General Plan Prioritization Request
Morrison Canyon Road

Part I:
Owner: Frank and Linda Freitas
Developer : Mission Peak Homes Inc. – John Wong

Part II:
A reimbursement agreement acknowledging financial responsibility will be provided by the Developer.

Part III:
At this time, the design consultant team has not been selected; however Aqua Science Engineering Inc (ASE) has performed a phase 1 on the property and will continue to be on the project for environmental needs.

Part IV:
The site has been investigated by Aqua Science Engineering Inc. (ASE). ASE completed a Phase 1 Environmental Site Assessment on 11/16/2015 and determined minor items which would require further investigation. ASE recommendations were:

> *Due to the Recognized Environmental Condition (REC) and Potential Environmental Concerns PECs, ASE believes that further assessment activities are warranted. At a minimum, the building materials should be tested prior to demolition, soil samples should be collected and analyzed for agricultural chemicals, the nature of the mounded soil should be identified, the in-active well needs to be properly destroyed, and further investigation of the drug-related arrest documents should be conducted.*

All of these items after further review can and would be easily mitigated and provide for a safer situation than the existing condition. The abandoned single family residence (non-historic) exists at 243 Morrison Canyon Road as well as the carriage house behind and will be demolished as a part of this application which would additionally mitigate any current environmental issues.

Part V:
Land Area:
- 1.92 Acres

Current Zoning :
- R-1-6 Residential Single Family - (Hillside Overlay)

Proposed Development:
- 8 Single Family Homes
- Minimum Lot Size 6,000sf

Proposed Density:
- 4.1DU / AC

PROJECT DESCRIPTION:
The proposed project is on a 1.9 Acre remainder parcel off of Morrison Canyon Road between the Tract 3790 Single Family Home subdivision and the abandoned Western Pacific Railroad right of way. This right of way is currently being studied by the City of Fremont for acquisition as a public trail corridor. The proposed project would be accessed off of existing Queso Place and Espada Place. Both of these streets were designed as half cul-de-sacs with the intent that one day they would be completed and expand into this parcel. The proposed lots are consistent in size to the existing neighborhood and would be a natural continuation of the existing streets.

The site was previously approved for an 8 lot subdivision in 1991 (Tract 6444) with approved plans for construction in 1996. The site however, was never developed. These 8 lots are currently included in the City of Fremont housing element based on this original approval. The previously approved plan proposed the completion of Queso and Espada streets consistent with the current development proposal. The completion of the cul-de-sac provides for the required fire truck turnaround at the end of the street that currently does not exist.

PUBLIC BENEFIT / SUSTAINABILITY
Mission Peak Homes has begun some community outreach and has received positive feedback. The existing house is currently vacated and a community nuisance. In previous years, the house was used to as a drug lab and the current vacated condition attracts vandals and a lack of upkeep. Neighbors stated that the removal of this structure would be good for the community.

As a part of this application, Mission Peak Homes will offer a complete slurry overlay of both Espada and Queso Court. Both of these streets have existing cracking and patching. The streets would look significantly better after a new slurry coat.

This proposal also includes additional sustainable features including the use of bio-retention areas to clean the stormwater and energy efficient building construction. Home construction would be offered with tankless water heaters and will meet the Alameda County best practices for water conservation fixtures.

GENERAL PLAN COMPLIANCE:
The attached land plan provides the proposed lot layout including the reconstruction of the home on Morrison Canyon Road. The plan is consistent within the R-1-6 Zoning; however is within the Hillside Residential Overlay. Per the General Plan, *"Hillside Residential areas may include single-family lots, hobby farms, estates, and open space. These areas often have steep terrain, environmental constraints, and other natural features that preclude higher densities."*

This property does not meet this criteria. The property is generally flat with a 2% grade, does not have environmental constraints, and the requested density is consistent with all of the surrounding subdivisions. In addition the proposed project is west and vertically below the future trail currently contemplated on the Western Pacific railroad right of way.

Additionally the designation states, "*The intent of the Hillside Residential designation is to preserve the character of existing hillside neighborhoods and achieve compatible resource conservation and safety objectives*"

The proposed development preserves the character of the hillside neighborhood as it provides for the completion of the existing streets with compatible and consistent architecture of the existing adjacent community. The property is currently vacant with an abandoned home. Therefore, this subdivision would provide for a community where any attractive nuisance is removed. In addition, the completion

of the cul-de-sacs will provide for the required fire truck turnaround that currently does not exist as the constructed ½ bulb always anticipated this development.

GENERAL PLAN GOALS AND POLICIES COMPLIANCE:
The proposed project meets the goals and policies outlined in the general plan pertinent to this development in this location including:

Policy 2-1.3.A – Urban Growth Boundary

- The urban growth boundary line is shown on Diagram 2-1 and defines the ultimate extent of urban development. This project is located west of the train tracks and wholly within the Urban Growth Boundary.

Policy 2-1.4 – Neighborhoods

- The addition of these homes and lots are consistent in size and scale of the surrounding community. This project would provide a "high quality of life" while being integrated in a neighborhood that is walkable and has convenient access to amenities, schools and parks.

Policy 2-1.11 – Infill Emphasis

- This project clearly meets the definition of "under-developed or skipped over" sites that are already served by infrastructure and public streets." In fact, the two courts serving the site were only partially constructed with the intent for this proposed development.

Policy 2-3.1.A - Zoning to Maintain Single Family Neighborhoods

- The stated goal is to maintain a range of single family residential zones corresponding to the prevailing lot sizes, densities, and context of Fremont neighborhoods. Many subdivisions constructed today are multi-family and do not provide a range of housing. This project is a traditional single family development which meets this objective.

Policy 2-3.4: Infill Development

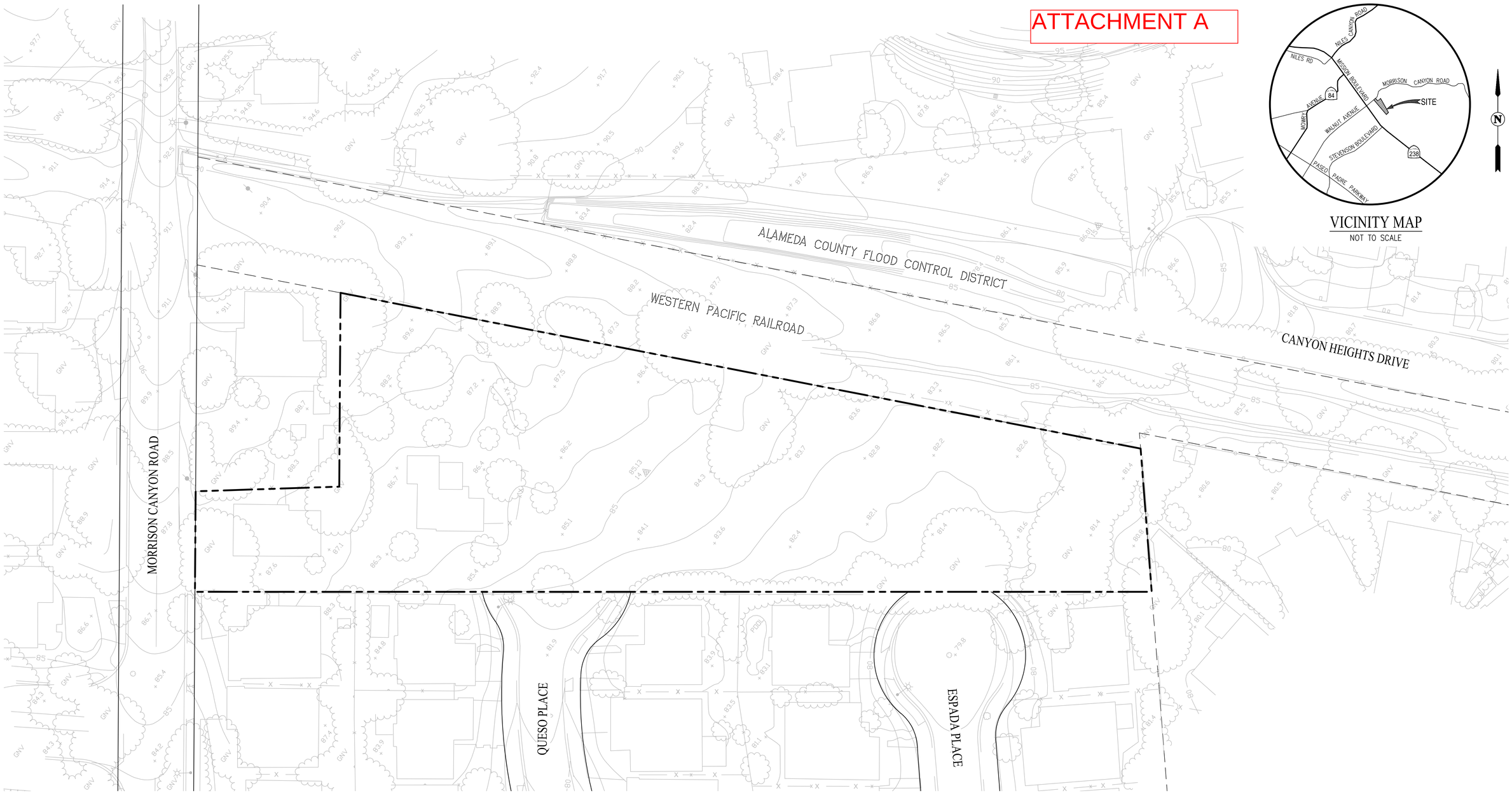
- *Support infill development on vacant and underutilized land in Fremont's neighborhoods, particularly where there are vacant lots or parcels that create "gaps" in the urban fabric and disrupt the continuity of a neighborhood. Such development should respect the scale and form of surrounding properties.*
- This project meets the exact definition as stated in the policy above. The current disposition of the property is a "vacant and underutilized piece of land within an existing neighborhood." The proposed development was specifically designed to match the existing scale and form of the existing neighborhood and meet this policy objective.

CONCLUSION:
The proposed project meets the goals and intent of the General Plan and provides for a natural continuation of the existing neighborhood. The project will complete the cul-de-sac and provide for better fire access and turnaround to meet the City standards for safety. The new homes will augment the neighborhood and provide a natural completion for the community.

ATTACHMENTS:

A. Existing Topography
B. Proposed 8 Lot Land Plan
C. Tract 6444 General Plan Zoning Exhibit and Tentative Tract Map
D. Tract 6797 Approved Grading Plan (Tract 6444 Tentative Map)
E. Pictures
    a. 243 Morrison Canyon Road
    b. Queso Place (half) cul-de-sac

ATTACHMENT A



VICINITY MAP
NOT TO SCALE

LEGEND

- SUBDIVISION BOUNDARY
- RIGHT-OF-WAY
- EASEMENT

EXISTING TOPOGRAPHY

MORRISON CANYON ROAD

CITY OF FREMONT ALAMEDA COUNTY CALIFORNIA

0' 30' 90' 120'

SCALE: 1" = 30'

DATE: JUNE 23, 2016

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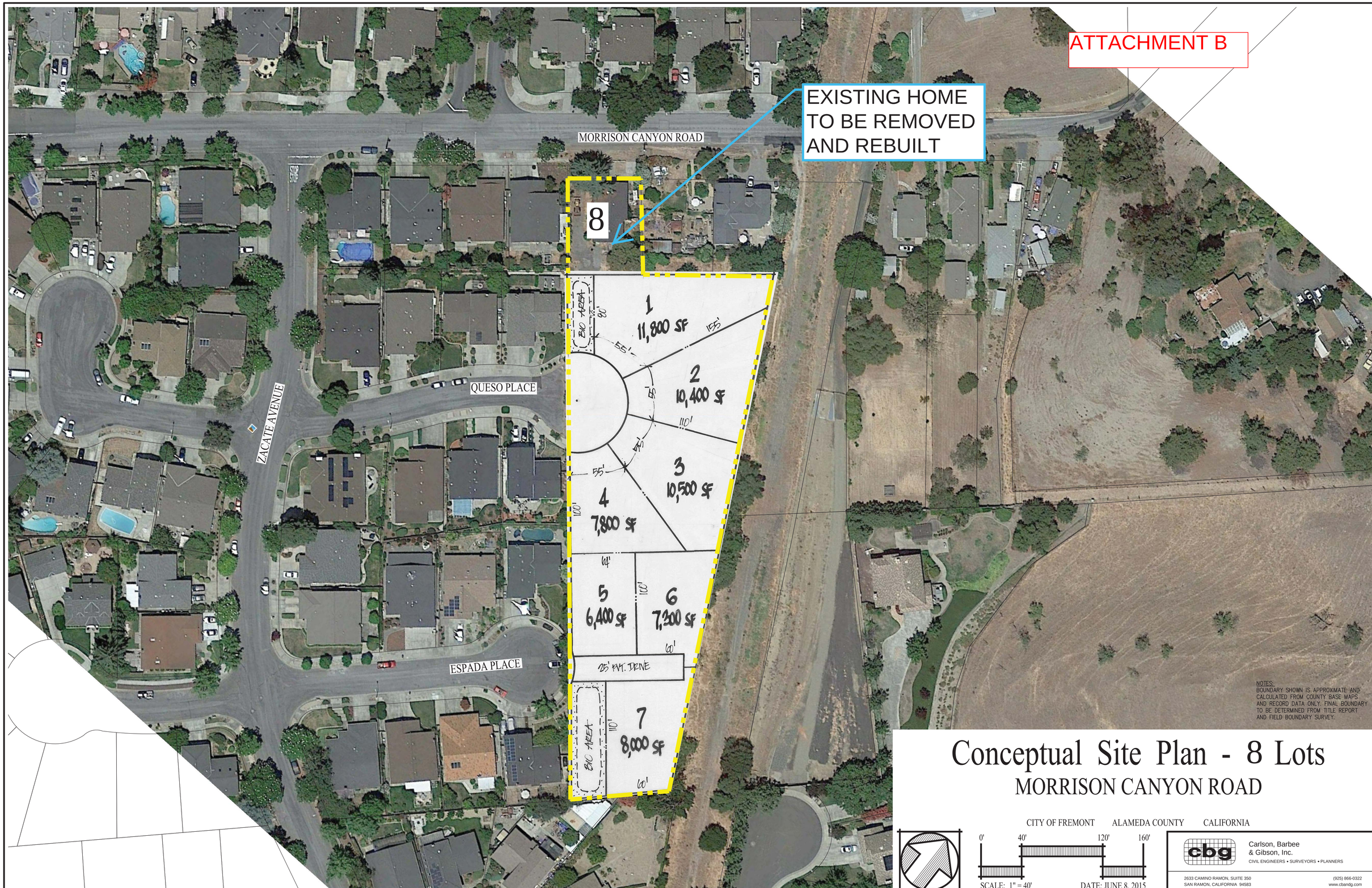
ATTACHMENT B



Conceptual Site Plan - 8 Lots

MORRISON CANYON ROAD

CITY OF FREMONT ALAMEDA COUNTY CALIFORNIA

0' 40' 120' 160'

SCALE: 1" = 40'

DATE: JUNE 8, 2015

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ATTACHMENT C

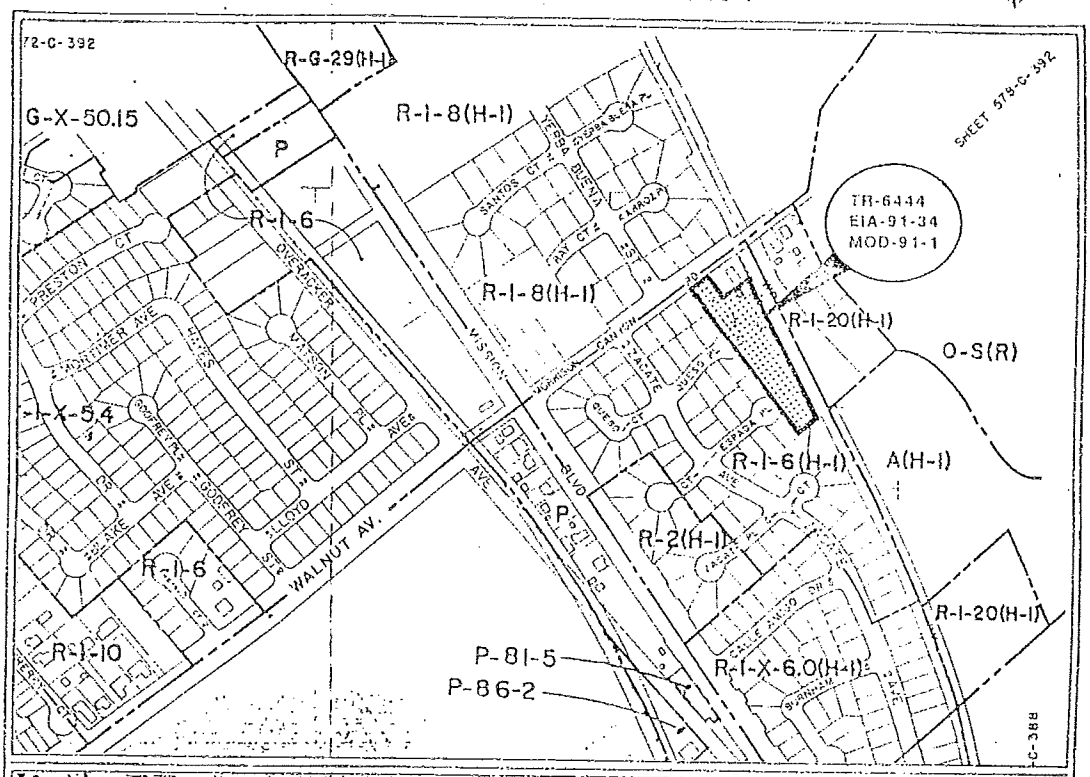
PLANNING COMMISSION EXHIBIT

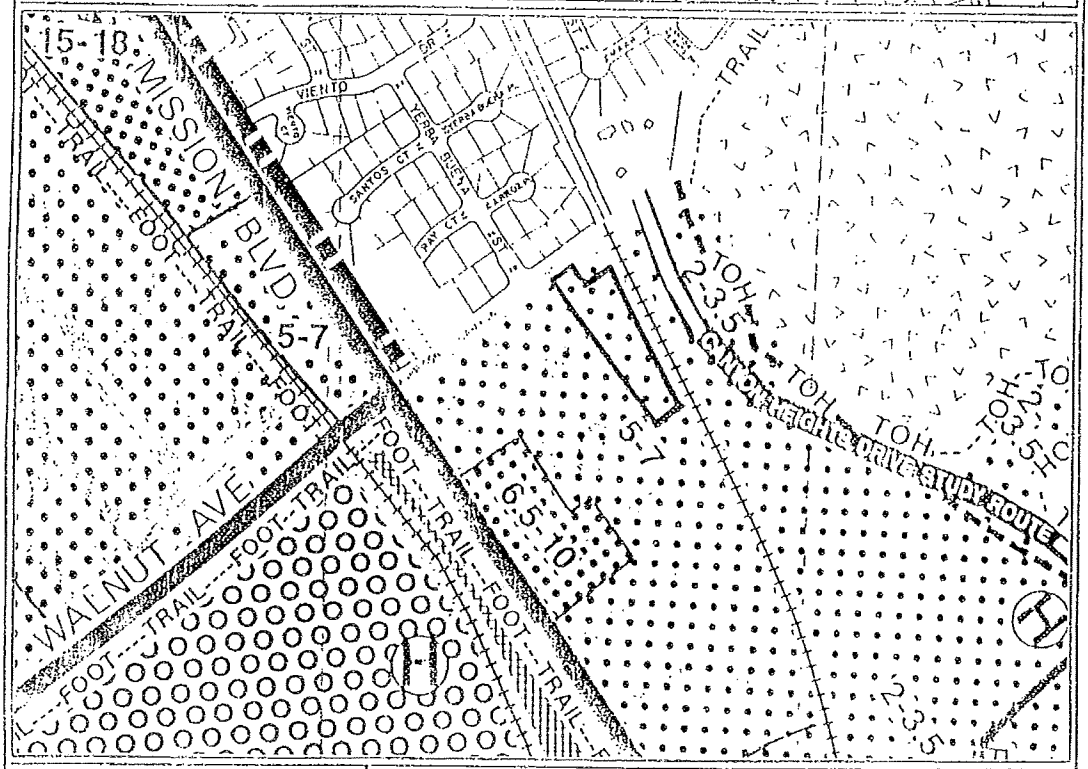
EXHIBIT

ZONING
GENERAL PLAN

0' 500'

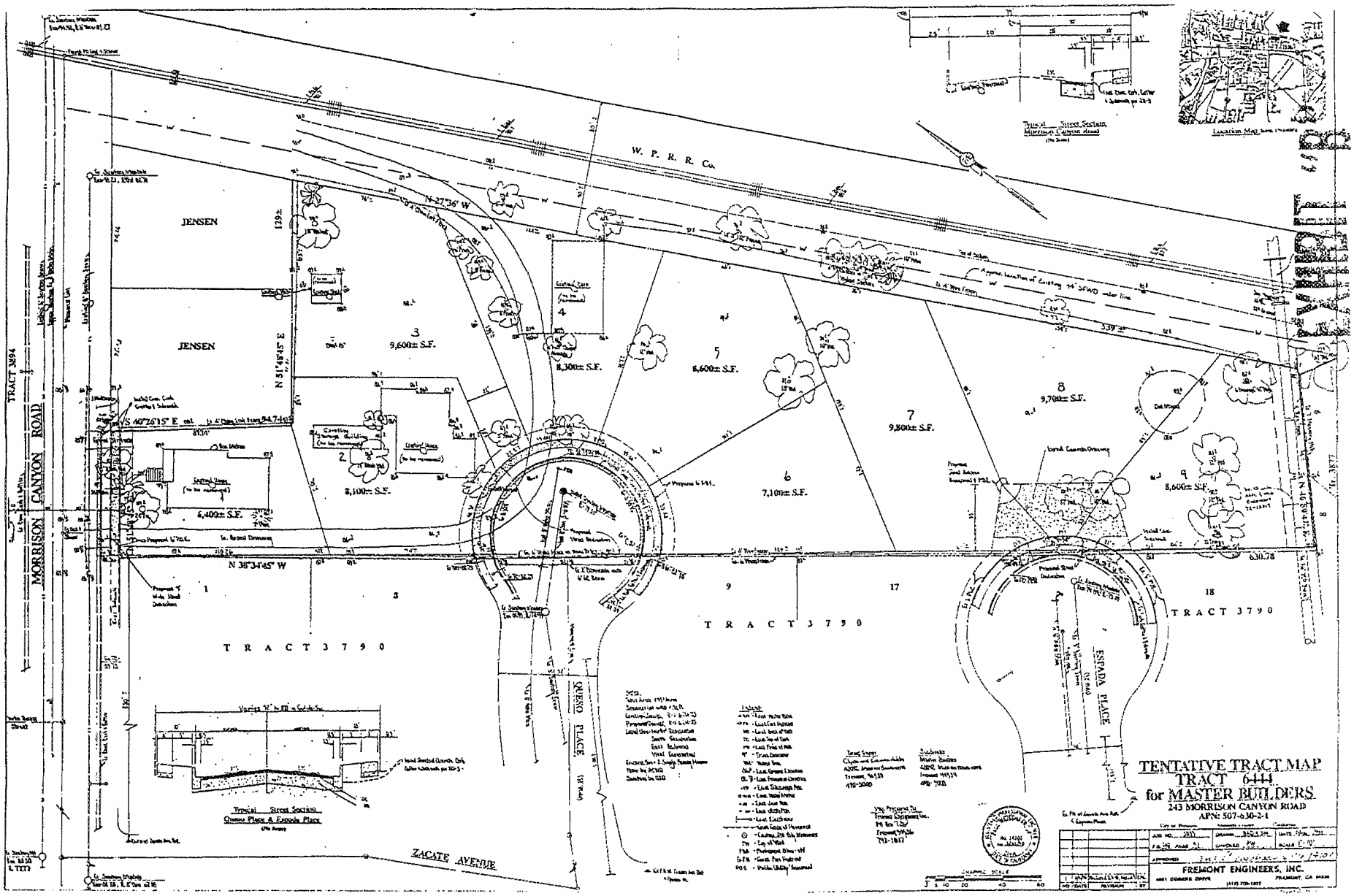
N





PRESENT ZONING	AREA	GENERAL PLAN DESIGNATION
R-1-6(H-I)	1.95 ☐ SQ FT ☒ AC	RESIDENTIAL 5-7 DU/AC
SURROUNDING ZONING R-1-8(H-I); R-1-20(H-I) A(H-I); R-1-6(H-I)	EXISTING LAND USE TWO SINGLE FAMILY HOMES	
SURROUNDING LAND USE RESIDENTIAL; RAILWAY	PROPOSED LAND USE 8 SINGLE FAMILY RESIDENTIAL LOTS	OWNER CLYDE HOBBS

SECRETARY, PLANNING COMMISSION-PLNG. 20 MASTER BUILDERS EIA-91-34 TR-6444 MOD 91-1

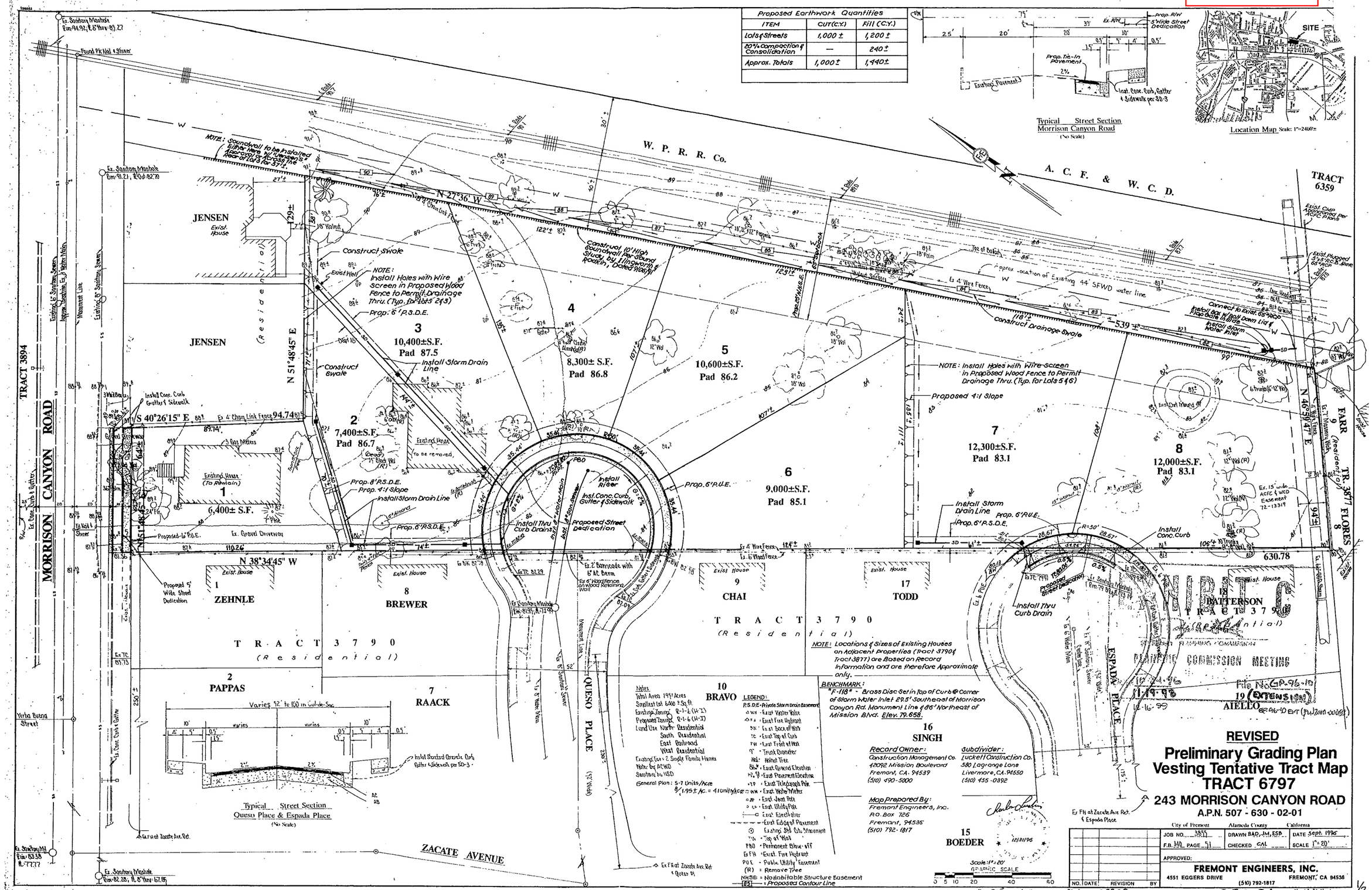

TENTATIVE TRACT MAP
TRACT 6444
for MASTER BUILDERS
243 MORRISON CANYON ROAD
APN: 507-630-2-1
FREMONT ENGINEERS, INC.
MORRISON CANYON ROAD
ZACATE AVENUE
ESTADA PLACE
QUERO PLACE
W. P. R. R. Co.
JENSEN
TRACT 3790
TRACT 3894
Typical Street Section
Morrison Canyon Road
Typical Street Section
Quero Place & Estada Place
Location Map
3
9,600± S.F.
4
8,300± S.F.
5
8,600± S.F.
6
7,100± S.F.
7
9,800± S.F.
8
9,700± S.F.
9
8,600± S.F.
2
8,100± S.F.
6,400± S.F.
N 27°36' W
N 31°49'45" E
S 40°26'15" E
N 38°34'45" W
539.34'
630.78'

ATTACHMENT D

Proposed Earthwork Quantities		
ITEM	CUT (C.Y.)	FILL (C.Y.)
Lots & Streets	1,000 ±	1,200 ±
20% Compaction & Consolidation	—	240 ±
Approx. Totals	1,000 ±	1,440 ±

Typical Street Section
Morrison Canyon Road
(No Scale)

Location Map Scale: 1"=2400'±



Existing Abandoned Home

ATTACHMENT E.1

Legend

Queso Place

Partial Cul-De-Sac to be completed for turnaround and safety.

ATTACHMENT E.2

Legend